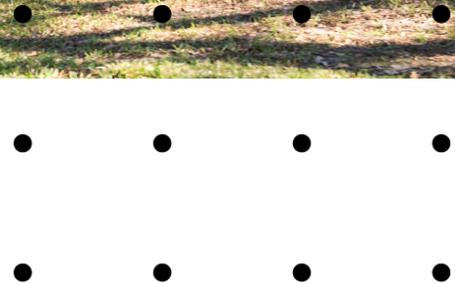
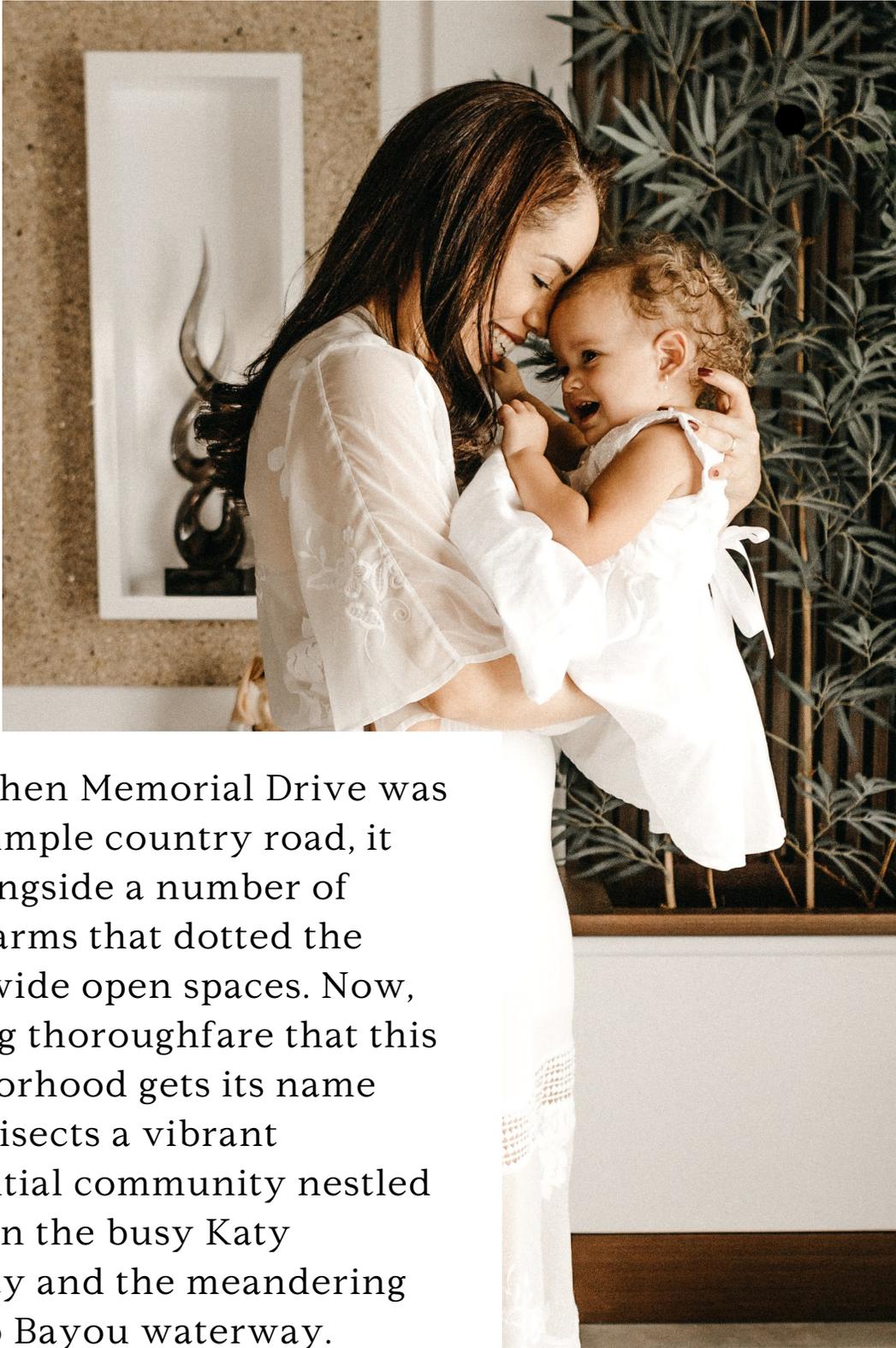


# Your Guide To Memorial

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MEMORIAL • TX  
29° 77' 26" N  
95° 57' 39" W





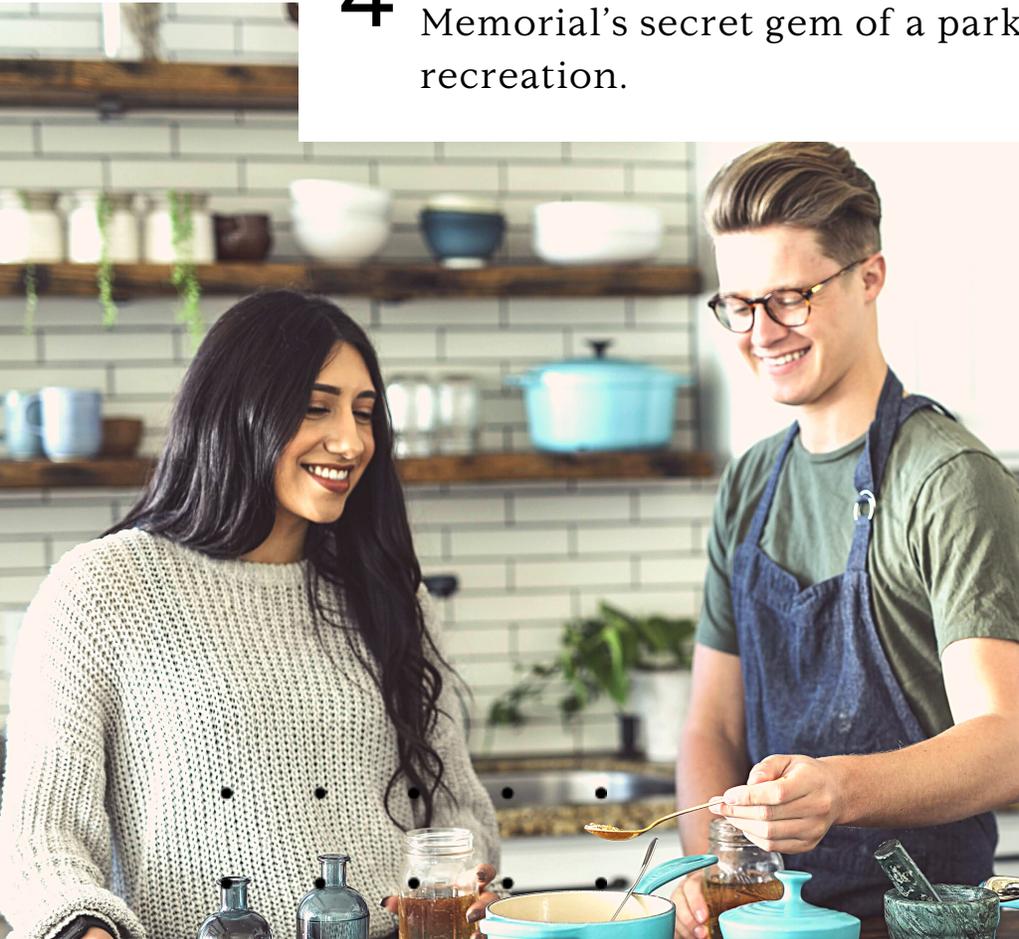
Back when Memorial Drive was just a simple country road, it ran alongside a number of small farms that dotted the once-wide open spaces. Now, the long thoroughfare that this neighborhood gets its name from, bisects a vibrant residential community nestled between the busy Katy Freeway and the meandering Buffalo Bayou waterway.

**1** WHAT TO EXPECT  
Suburban tranquility with a quaint throwback vibe. Family friendly neighborhoods and exceptional schools.

**2** THE LIFESTYLE  
An appreciation for good retail and restaurants. Close proximity to Galleria, Downtown, and Energy Corridor.

**3** THE MARKET  
Large lots and many exquisite, updated offerings. A mix of newer and original construction.

**4** YOU'LL FALL IN LOVE WITH  
Memorial's secret gem of a park and unexpected outdoor recreation.



# 01

## What To Expect

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”

*"I love this community because it feels like the neighborhood I grew up in 35 years ago."*

*- Sheri T., Memorial Resident -*



Over the years I've learned that people who grew up in Memorial move back to Memorial as adults. My buyers often tell stories of their years at Memorial High School or reminisce about playing football at Spring Branch Middle School. It's no wonder they want to return. On any given day, kids can be seen riding their bikes to school while parents chat in the front yard and wave to friends walking their dogs. Active neighborhood groups, summer swim teams, and holiday events create a close-knit

community. Memorial is known for its spacious lots and mature trees. The "established" feeling of the neighborhoods is one of the main reasons buyers are drawn to the area.



# Exemplary Schools

Memorial residents enjoy sought-after schools within the Spring Branch Independent School District. The area is also home to some of the best private schools in the city.

## SBISD

### ELEMENTARY SCHOOLS:

- Bunker Hill
- Frostwood
- Hunters Creek
- Meadow Wood
- Memorial Drive
- Nottingham
- Rummel Creek
- Valley Oaks
- Wilchester

### NEARBY PRIVATE SCHOOLS:

- |                  |                     |                 |
|------------------|---------------------|-----------------|
| St. Francis      | First Baptist       | St. Cecilia     |
| Second Baptist   | Houston Christian   | Holy Spirit     |
| Duchesne Academy | Awty International  | Magnolia School |
| The Regis School | The Fay School      | Western Academy |
| Kinkaid          | School of the Woods | Grace School    |

### MIDDLE SCHOOLS:

- Memorial
- Spring Branch
- Spring Forest

### HIGH SCHOOLS:

- Memorial
- Stratford

### CHARTER SCHOOLS:

- Cornerstone Academy
- Westchester Academy

# 02

## The Lifestyle

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There's no need to trek into the Inner Loop for a little retail therapy or a memorable evening out.

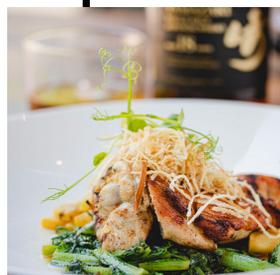
Memorial enjoys the nearby 37-acre City Centre, Memorial City Mall, and Town & Country Village for first-rate entertainment, shops, and restaurants.

As a Memorial resident myself, here are some of my personal favorites...



**DEFINE**

**KUU**



**Lam Bespoke**



Club Westside



Jonathans  
The Rub



Leibmans



Paper Source



French Cuff  
Boutique



Fellini

# 03

## The Market

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Memorial is home to some of Houston's most exclusive and expensive real estate. While many of the area's original 1950's ranch style homes remain, you can also expect to see impressive Georgian and Colonial two-stories that went up in later decades and have been thoroughly modernized. More recent construction broadened the architectural landscape to include Mediterranean, European, and Modern styles as well.



The "Memorial" area spans from the 610 Loop westward to Eldridge and includes over 30 distinct subdivisions and 6 villages. Let's take a closer look at the 3 sections of Memorial.



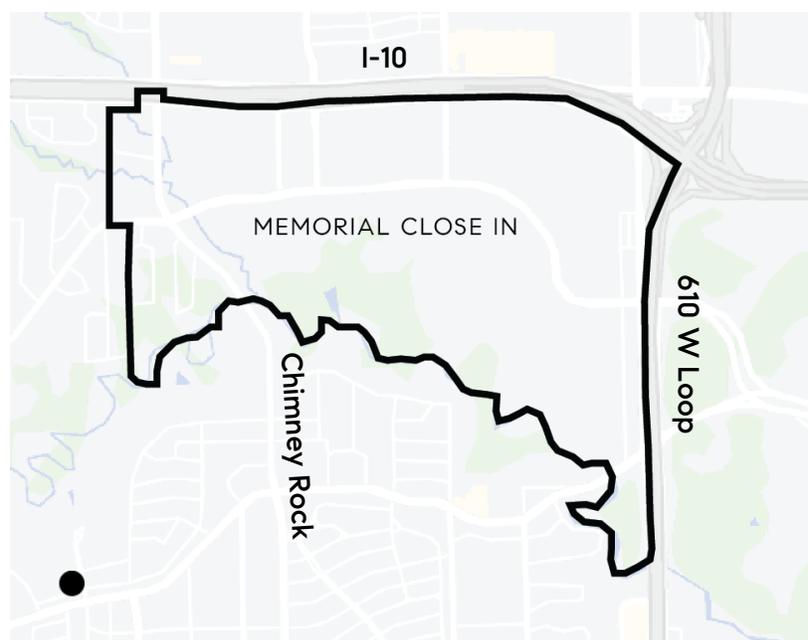
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## MEMORIAL CLOSE IN

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Set apart by its sizeable lots and prestigious gated communities, this area enjoys quick access to downtown and The Galleria. Some of the city's most valuable real estate can be found on its winding roads.



Average lot size

31,040sf

Average home size

6,326sf

Average sales price

\$2,394,861

Patio homes are also available in the area and average around \$900k for a 3,600sf home

*Did You Know:*

*The 2 most expensive Houston listings in 2020 were in this area.*

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## MEMORIAL VILLAGES

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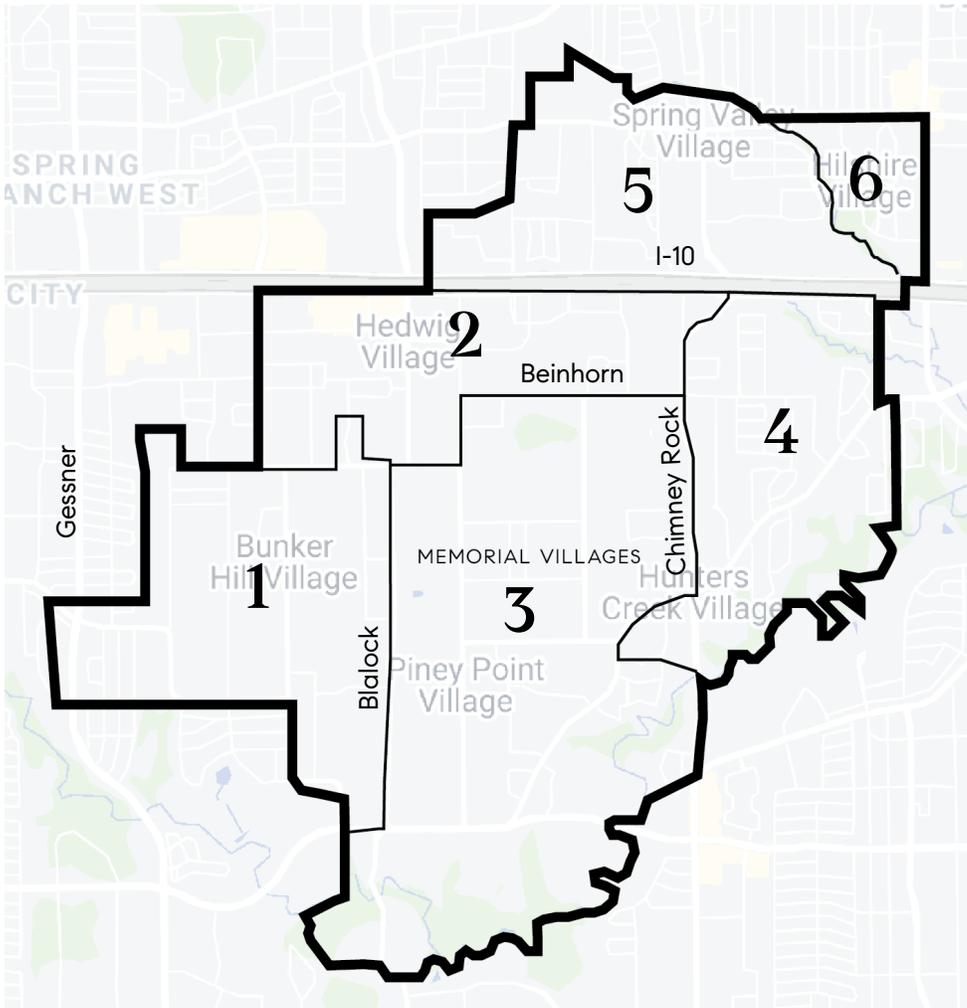
The sought-after Memorial Villages are truly in a league of their own. The 6 residential Villages enjoy their own fire and police departments, are subject to unique deed restrictions, and elect their own officials (which can be found on each Village's individual website). Stately homes enjoy sprawling wooded lots and buyers requesting acreage often turn here first.

- *Despite high home values, the property tax rate in the Villages south of I-10 is lower than surrounding areas (2.16 - 3%).*
- *Each Village sets unique requirements for new construction so if you plan to build, it will benefit you to use a builder who is accustomed to building in the Villages.*



*Did You Know:*

*Small walking paths connect several of the streets and neighborhoods within the Villages.*



- 1 Bunker Hill Village
- 2 Hedwig Village
- 3 Piney Point Village
- 4 Hunters Creek Village
- 5 Spring Valley Village
- 6 Hilshire Village

Average lot size

**22,740sf**

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Average home size

**5,120sf**

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Average sales price

**\$1,741,274**

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One acre lot value

**\$1.2-1.5m**

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Half acre lot value

**\$900k-\$1m**

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All values calculated off sales in 2020. Lot values vary widely depending on location and shape.

*Did You Know:*

*While an acre of land is 43,650sf, a "Memorial Acre" is any lot over 40,000sf.*

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## MEMORIAL WEST

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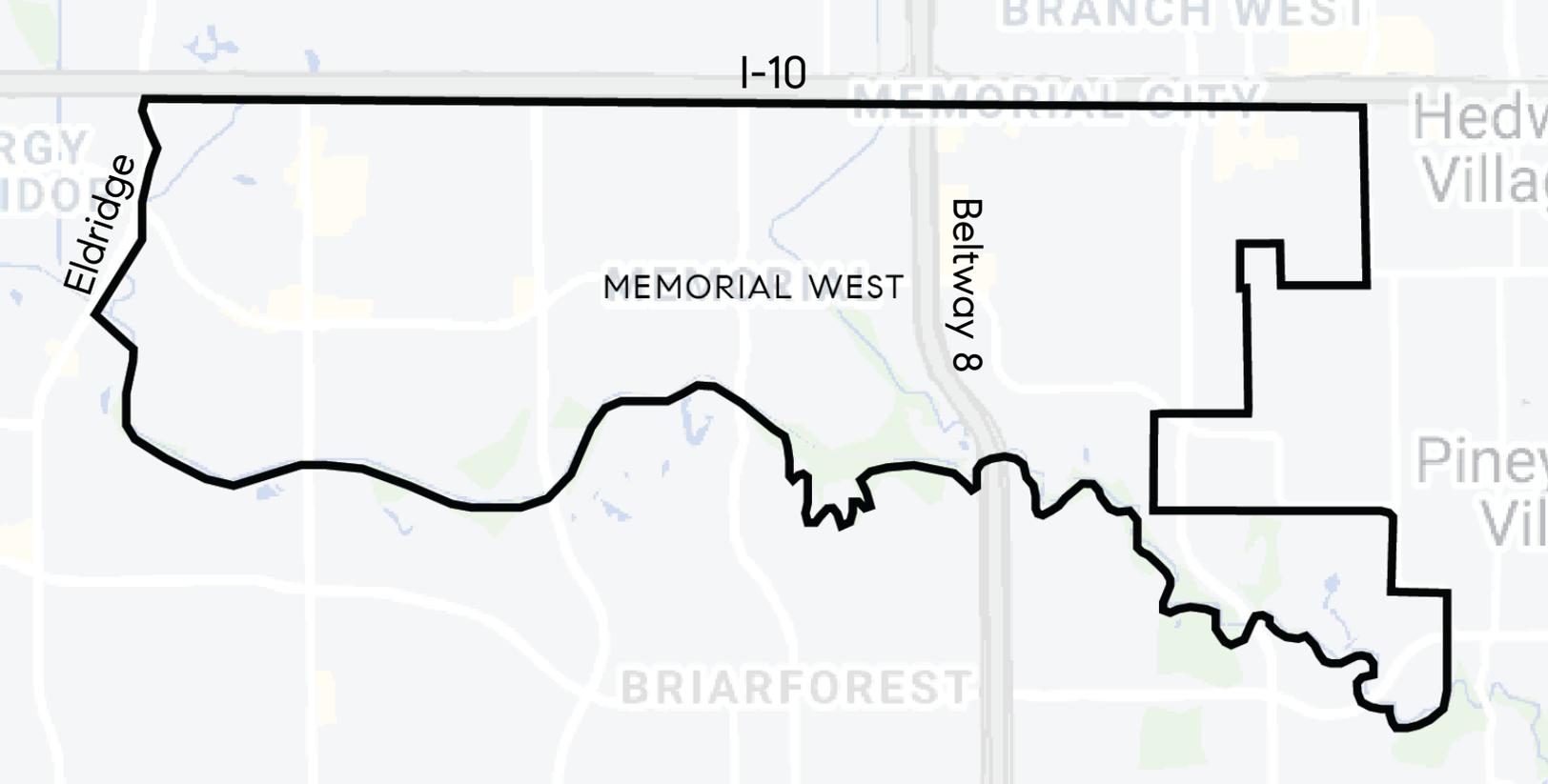
The Suburbs of the 1960's are now the highly popular Memorial West neighborhoods. These close-knit, active communities offer a more affordable lifestyle to those wishing to enjoy a stellar location without the price tag of the Villages. The westernmost Neighborhoods are also called the Energy Corridor due to their proximity to the many energy companies that office nearby.



*Some Memorial West neighborhoods experienced flooding during Hurricane Harvey. Nearly all the flooded homes have been completely remodeled or were torn down and replaced. Values in many flooded areas have surpassed their pre-Harvey values. The risks involved in purchasing a flooded property should be discussed with your agent and insurer. Please contact me for specifics.*

*Did You  
Know:*

*The #1 reason buyers cite as their motivation for moving to the area is, "Good Schools."*



- Memorial West is so large that it contains multiple "micro markets."
- Many neighborhoods enjoy a community pool/clubhouse and offer a children's summer swim team that competes against neighboring teams.
- Some residents choose Memorial West for its short commute to the Energy Corridor.
- Both Terry Hershey Park and the Edith Moore Nature Sanctuary are located in Memorial West

Average lot size

10,510sf

Average home size

3,313sf

Avg "newer" construction sales price

\$1,491,289

Avg original construction sales price

\$739,909

*Did You Know:*

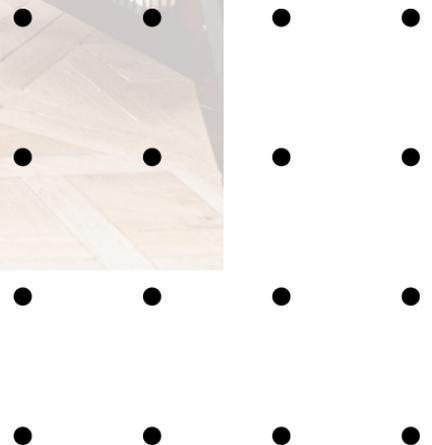
*Eldridge Pkwy is the boundary for Spring Branch ISD. Properties west of Eldridge are zoned to Katy ISD.*

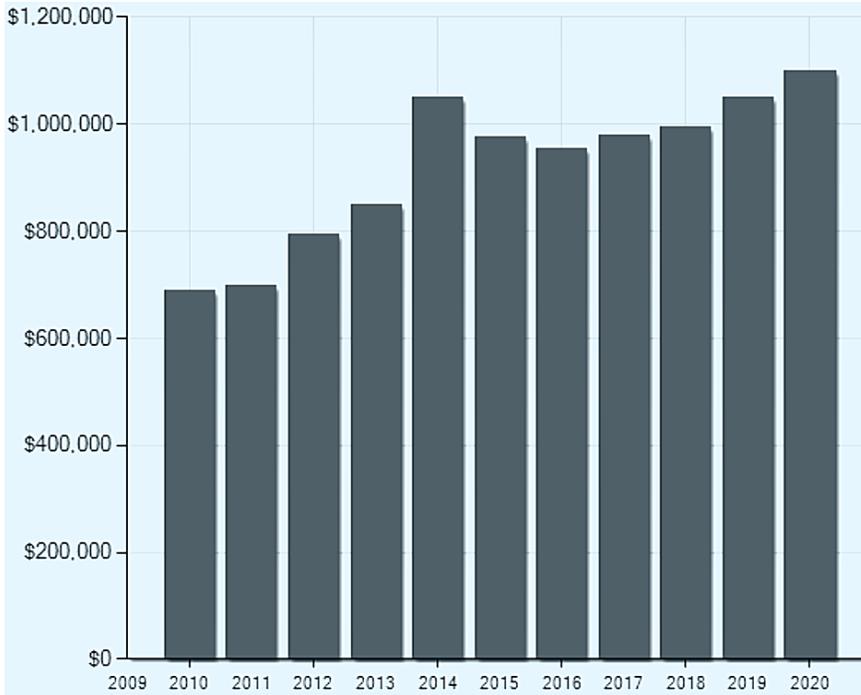
# Market Overview

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For years, homeowners have looked to Memorial as a safe place to invest in real estate. Even the neighborhoods that experienced flooding in Hurricane Harvey have seen a strong recovery. Remodeling and new construction have continued at a healthy pace in recent years and in 2020, the area saw an 8% increase in prices.





Since 2010, Memorial real estate has risen nearly 60%.

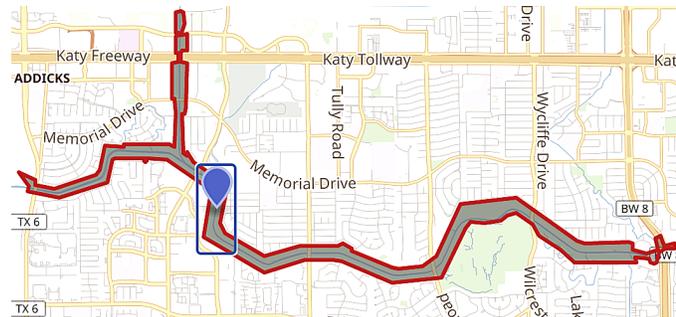
Memorial neighborhoods are highly nuanced and values can be affected by many factors. Understanding what gives a particular area (or even a particular street) its appeal is helpful when determining which properties are most desirable. There is immense value in working with an agent who knows Memorial well.



# 04

You'll Fall In Love With *nature*

Among the many area parks and trails, lies the king of them all. Terry Hershey Park may not be as well known as Memorial Park, a few miles to the west, but it's no less beloved by Memorial residents who frequent its bucolic hike and bike trails, which run along Buffalo Bayou.

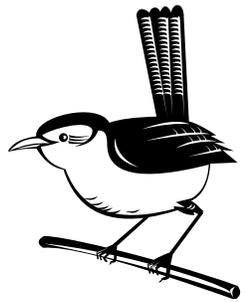
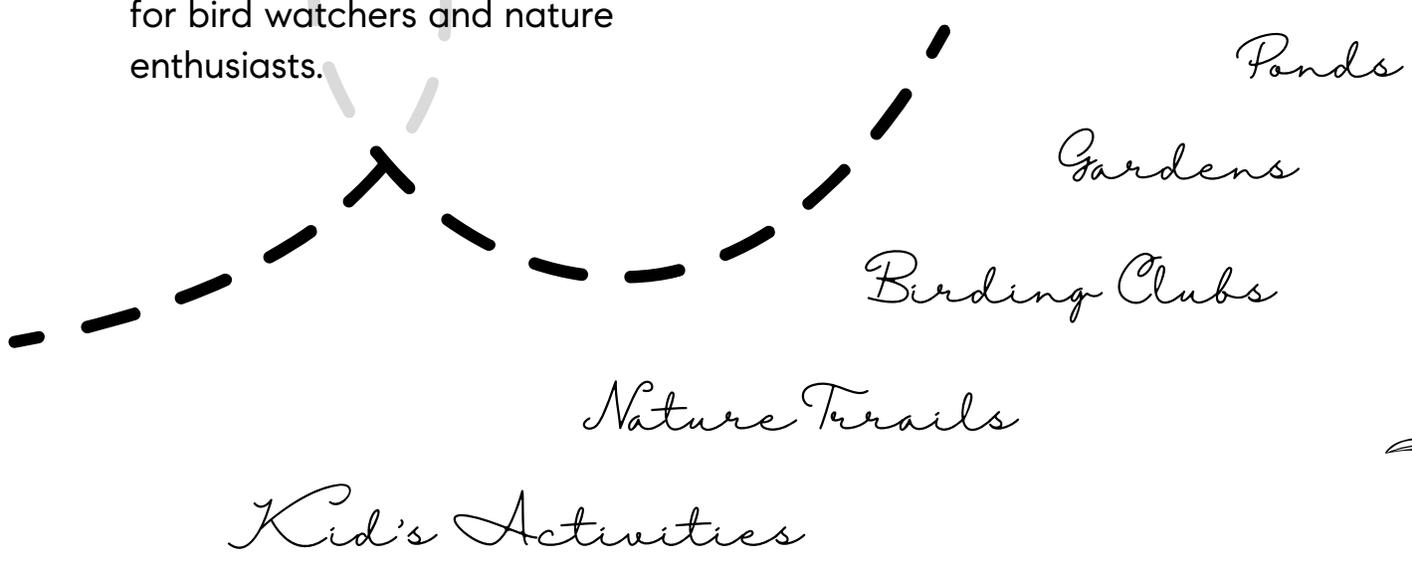


## Terry Hershey Tidbits:

- 500 acre park
- 6 miles of trails, both paved & natural
- Runs from Beltway 8 to Highway 6
- Connects to the George Bush Park trails at Highway 6
- Many homes/neighborhoods back to the park and have direct access
- On the south side of the bayou run the "Ant Hills" (dirt courses for the adventurous cyclist)

# Another local gem is the Edith Moore Nature Sanctuary

Since 1973 the Houston Audobon Society has cared for this 17.5 acre treasure. Bullfrogs, turtles, and birds find refuge in the wooded preserve, as do humans seeking an escape from the urban jungle. Edith Moore's famous 1932 log cabin is the hub of educational outreach and a familiar meeting place for bird watchers and nature enthusiasts.



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# Let's Connect

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I hope this overview was helpful.  
If you have additional questions or would like to  
discuss how to craft a strategic Memorial home  
search, please let me know.

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713-299-4632

[erica.wetherell@compass.com](mailto:erica.wetherell@compass.com)

